

Situs : 44 OAK RIDGE W DR	Parcel ID: 036-018	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BILLS EDWARD W SR TRUSTEE BILLS REALTY TRUST 44 OSK RIDGE DR WEST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 5 Vol / Pg 41778/234 District Zoning R1C Class Residential
Property Notes	



036-018 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 7,077			6,720
Total Acres: .3921 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	101,700	101,700	0	97,400
Building	208,300	222,700	0	204,600
Total	310,000	324,400	0	302,000
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/04/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/12		Land + Bldg	Transfer Of Convenience	41778/234		

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1956
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

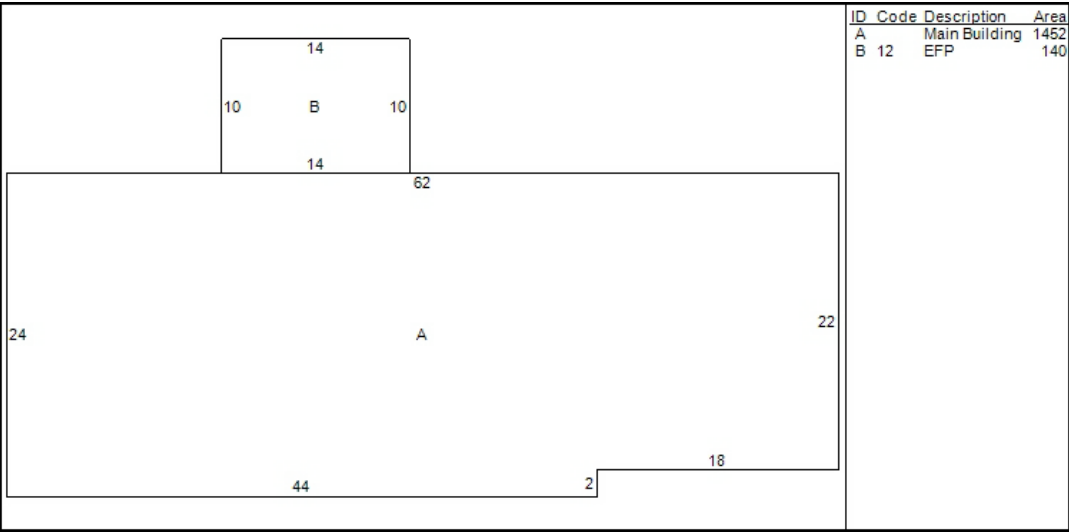
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	281,173	<b>% Good</b>	72
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	8,418	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	305,010	<b>Additions</b>	3,100
<b>Ground Floor Area</b>	1,452		
<b>Total Living Area</b>	1,452	<b>Dwelling Value</b>	222,710

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		12			3,100